

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 15, 2004**

UNAPPROVED
September 21, 2004

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner de la Fe announced his intent to defer the public hearing on RZ 2003-HM-046/FDP 2003-HM-046, PCA/FDPA 2000-HM-044, PCA 80-C-028-07, and PCA 77-C-098-05, TST WOODLAND LLC, from July 28, 2004 to September 9, 2004.

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Commissioner de la Fe noted that the Transportation Committee would meet on Thursday, July 22, 2004, at 7:30 p.m., in the Board Conference Room.

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Commissioner Alcorn announced that the Environment Committee would meet on Wednesday, July 21, 2004, at 7:00 p.m., in the Board Conference Room. He noted that the Committee would be briefed on a proposed change to the Comprehensive Plan relating to the Chesapeake Bay.

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Commissioner Alcorn also announced that another Environment Committee meeting would be scheduled in September to explore underground stormwater facilities in residential communities.

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FS-M04-42 - T-MOBILE, 6850 Versar Center

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION CONTAINED IN FS-M04-42.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

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FS-M04-40 – SPRINT, 3100 South Manchester Street

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION CONTAINED IN FS-M04-40.

Commissioners de la Fe and Lawrence seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

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FSA-P04-15-1- T-MOBILE, 7389 Lee Highway

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-P04-15-1.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

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FS-M04-36 – T-MOBILE, 5205 Leesburg Pike
FS-Y04-43 – T-MOBILE, 14151 Park Meadow Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-M04-36 AND FS-Y04-43, AS SHOWN ON THE CONSENT AGENDA.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

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SE 01-V-005 - WILLIAM A. KINDER (Decision Only)

(The public hearing on this application was held on May 24, 2004. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE SE 01-V-005, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 22, 2004 AND DISTRIBUTED PREVIOUSLY.

Commissioner Lawrence seconded the motion which carried by a vote of 6-1-3 with Commissioner Alcorn opposed; Commissioners Koch, Harsel, and de la Fe abstaining; Commissioners Lusk and Murphy absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE CHESAPEAKE BAY EXCEPTION REQUEST NUMBER 026328, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1B OF THE STAFF REPORT.

Commissioner Lawrence seconded the motion which carried by a vote of 6-1-3 with Commissioner Alcorn opposed; Commissioners Koch, Harsel, and de la Fe abstaining; Commissioners Lusk and Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order of the agenda items:

1. S04-I-B3 - OUT-OF-TURN PLAN AMENDMENT (Mason)
2. 2232-B04-6 - T-MOBILE USA AND SPRINT PCS
3. SE 2004-MV-001 -WASHINGTON DC SMSA LTD. PARTNERSHIP
D/B/A VERIZON WIRELESS
2232-V04-2 – WASHINGTON DC SMSA LTD. PARTNERSHIP
D/B/A VERIZON WIRELESS
4. RZ 2003-DR-058 - LANDMARK PROPERTY DEVELOPMENT
FDP 2003-DR-058 - LANDMARK PROPERTY DEVELOPMENT

This order was accepted without objection.

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S04-I-B3 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment #S04-I-B3 concerning approximately 8 ac. located on the west side of South Jefferson Street in Sub-Unit C-1 of the Baileys Crossroads Community Business Center (Parcel # 62-1((1))16G). The area is planned for an adult congregate living facility at the existing intensity, which is approximately 1.0 FAR. The amendment will consider increasing the intensity up to 1.65 FAR to provide flexibility for the facility's future expansion. MASON DISTRICT. PUBLIC HEARING.

Commissioner Hall asked that Vice Chairman Byers ascertain whether there were any speakers in opposition to this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Hall for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S04-I-B3 AS SHOWN ON PAGE 3 OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

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2232-B04-6 - T-MOBILE USA AND SPRINT PCS - Appl. under provisions of *Code of Virginia* Sects. 15.2-2204 and 15.2-2232, as amended, to construct a telecommunications facility at James W. Robinson, Jr. Secondary School, located at 5035 Sideburn Rd., Fairfax. The proposed facility will include panel antennas mounted on a 125-ft. tall monopole that will replace an existing 75-ft. tall football field light pole, and two fenced areas for equipment cabinets. Tax Map 68-4 ((3)) 1. BRADDOCK DISTRICT. PUBLIC HEARING.

Commissioner Alcorn disclosed that he leased office space from Milestone Communications, which was under contract to the School Board to manage telecommunications facilities on school property, therefore, he would recuse himself from this public hearing.

David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the proposal to be substantially in accord with the provisions of the adopted Comprehensive Plan.

Terry Cooke, Esquire, with Cole, Raywid & Braverman, LLP, explained that the proposed site at Robinson High School met the three factors considered when selecting a site: network design; compliance with the Comprehensive Plan and the Zoning Ordinance; and availability of the site. He presented slides showing areas of insufficient vehicular and in-building coverage and anticipated coverage sites. Mr. Cooke identified alternative sites and explained why they were not suitable and pointed out that balloon tests conducted at the proposed site showed that the monopole would only be visible from a few discrete locations. He noted that the applicants had held a community meeting at the high school and school staff had endorsed this proposal. Mr. Cooke also indicated that staff had reviewed this application and found that radio frequency (RF) emissions from the facility would be less than one percent of the exposure standard permitted under the Federal Communications Commission (FCC) guidelines. In conclusion, he said the monopole would not interfere or obstruct school-related uses of the property, would blend well with the existing pattern of field lights, and would generate additional revenue for the school.

Mr. Cooke responded to questions from Commissioner Harsel regarding flush-mounted antennas and tower interference.

Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

Karl Polzer, 2619 Sigmona Street, Falls Church, expressed opposition to the application citing safety and aesthetic concerns and the possibility of lowered property values, interference with public safety radio dispatch, and negative health impacts. He requested that the applicants consider a site farther away from the school to minimize potential health hazards to children. (A copy of his remarks is in the date file.)

Diana Barbera, 11703 Amkin Drive, Clifton, expressed opposition to the application citing safety concerns. She noted that there had been no large-scale studies of the long-term health effects of low intensity RF radiation and said that children should not be exposed to the potential risk. (A copy of her remarks is in the date file.)

Commissioner Hall suggested that Ms. Barbera relay her concerns to the School Board.

Commissioner Harsel said health issues associated with monopoles had been studied carefully and while the Planning Commission was mindful of these issues, a decision would be made based on land use only. She also said that she felt that Robinson High School was the most suitable site for the proposed facility.

There were no further speakers; therefore, Vice Chairman Byers called upon Mr. Cooke for rebuttal remarks.

Mr. Cooke noted that it was not unusual for community members to be concerned about adverse health effects of these facilities. He pointed out that a report prepared by Jules Cohen, Professional Engineer, indicated that RF energy emitted by the facility would be extremely low. He explained that all scientific evidence available today indicated that there were no discernable human health effects associated with these facilities. Mr. Cooke assured the speakers that Milestone Communications would test the facility on an annual basis for compliance with FCC guidelines.

In response to a question from Commissioner Harsel, Mr. Cooke said citizens could obtain test results from the School Board on compliance with FCC guidelines.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Harsel for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE 2232-B04-6 FOR THE PLACEMENT OF ONE MONOPOLE, TO BE NO THICKER THAN THE CURRENT LIGHT STANDARD AT ROBINSON HIGH SCHOOL, AND FIND THAT IT MEETS THE CHARACTER, THE LOCATION IS THE BEST OF THE ALTERNATIVE SITES, AND THE EXTENT IS THAT THERE IS A STATED NEED OF A NEW FACILITY TO BRING IN MOBILE WIRELESS TOWERS FOR COVERAGE TO THE HIGH SCHOOL.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Lusk and Murphy absent from the meeting.

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The next case was in the Mount Vernon District; therefore Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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SE 2004-MV-001 – WASHINGTON DC SMSA LIMITED
PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a telecommunications facility. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Tax Map 98-1 ((1)) 21. (Concurrent with 2232-V04-2.) MOUNT VERNON DISTRICT.

2232-V04-2 – WASHINGTON DC SMSA LIMITED
PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. under Sects.
15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a
telecommunications facility. Located at 8616 Pohick Rd. on approx.
3.98 ac. of land zoned R-1. Tax Map 98-1 ((1)) 21. (Concurrent with
SE 2004-MV-001.) MOUNT VERNON DISTRICT. JOINT PUBLIC
HEARING.

Frank Stearns, Esquire, with Venable, Baetjer & Howard, LLP, reaffirmed the affidavit dated July 1, 2004. Commissioner Hart disclosed that Mr. Stearns' law firm had represented the Board of Zoning Appeals, of which he was a member, on one case in federal court, but it would not affect his ability to participate in this case.

Aaron Shriber, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report on SE 2004-MV-001, a copy of which is in the date file. He noted that staff recommended approval of the application.

David Jillson, Planning Division, DPZ, presented the staff report on 2232-V04-2, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the proposal to be substantially in accord with the provisions of the adopted Comprehensive Plan.

Mr. Stearns described the proposed site for the treepole as a heavily wooded area in a residential neighborhood and said there was a great need for both voice and data communications service along Pohick Road. He noted that crane and balloon tests had been conducted and meetings had been held with residents of surrounding communities and that the South County Federation and the Mount Vernon Planning and Zoning Committee had endorsed this proposal. Mr. Stearns explained that as many trees as possible would be saved at the request of the community. He identified alternative sites and explained why the Calvary Korean Baptist Church site was the most suitable. Mr. Stearns pointed out that the treepole could accommodate two other co-locators, but if another carrier wanted to co-locate on the pole, special exception amendment approval would be necessary because a development condition limited the pole to 12 antennas.

In response to a question from Commissioner Hall, Mr. Jillson said although the pole would be structurally capable of supporting more users, it was limited to 12 antennas space. He explained at the time the application had been filed, only the number of antennas needed had been proposed because an application could be at risk if more antennas than needed were requested without co-locators. Commissioner Hall said she was going to recommend that the language be changed to allow more than 12 antennas so another applicant would not be subject to special exception approval. Mr. Stearns said the applicant would be happy to comply with her request, if staff agreed.

Responding to a question from Commissioner Lawrence, Mr. Stearns said the waiver of the barrier requirement of 50 feet was justified because there was a heavily wooded 35 foot setback between the proposed facility and the western edge of the property. He noted that the pole had been sited so that it would not interfere with future expansion plans of the church.

Commissioner Wilson clarified for the record that the South County Federation had not endorsed or opposed the application. She said the Federation had expressed concerns regarding the tree save area and noted that development conditions and the SE plat did not guarantee that any trees would be saved. She requested that the church be bound to maintain the tree save area.

Secretary Harsel noted that the applicant could not make a tree save commitment on behalf of the church. After discussion, Mr. Stearns said that he thought he could obtain a letter from the church committing to a tree save area. Commissioner Wilson commented that a tree save line should be shown on the development plan.

Mr. Shriber noted that the limits of clearing and grading were shown on the plan and that Development Condition Number 10 stated that the limits of clearing and grading “shall be in substantial conformance with that shown on the SE plat.” Additionally, he pointed out that Development Condition Number 11 addressed a tree preservation plan. He explained that even though only 35 feet of transitional screening would be provided, the applicant would still be bound by the limits of clearing and grading.

Mr. Stearns and Mr. Shriber responded to questions from Commissioner Hart about the status of the special permit application filed by the church.

Kristen Abrahamson, ZED, DPZ, responded to questions from Commissioners Byers and Hall regarding the maximum number of antennas allowed on the monopole. Mr. Jillson explained that if development conditions were drafted to allow for additional antennas and a future applicant wanted to co-locate on the structure, it could be reviewed as a “feature shown” as long as it was found to be in substantial conformance with the special exception conditions. Commissioner Byers requested that Mr. Stearns and staff resolve this issue by Wednesday, July 21, 2004.

Secretary Harsel called the first listed speaker and recited the rules for public testimony.

Terrence Jackson, 8060 Winding Way Court, Springfield, said that he lived directly across from the church. He expressed concerns about the monopole’s conspicuous location, the zoning problems of the church, and the lack of assurance that the trees shielding the monopole would remain.

Ms. Abrahamson noted for the record that although Verizon was the applicant, special exception approval applied to the land. She said because the church was party to this application, if they wanted to change the limits of clearing and grading, they would have to file a special exception amendment application. She added that if a violation occurred, a citation would be issued to all property owners and interests.

Commissioner Wilson reiterated the need for a tree save area to be referenced on the SE plat.

Jim Michal, Esquire, with Jackson and Campbell, representing Cingular Wireless and Sprint PCS, explained that both carriers would like to put up to 12 antennas on the subject pole. He suggested that up to 36 antennas be allowed as long as the height of the pole would not be affected; that the SE plat show a rectangle that said "future carrier" in the appropriate location; and that the drawing for the monopole be marked at 10 foot intervals to indicate future carriers.

There were no further speakers; therefore, Secretary Harsel called upon Mr. Stearns for rebuttal remarks.

Mr. Stearns assured the Commission and Mr. Jackson that the applicant would come up with sufficient guidelines to make sure that tree cover remained. He said that the applicants would also attempt to get a confirmation from the church to maintain its tree cover. He reiterated that the monopole would be located in a heavily wooded area and would not be visible from surrounding residential neighborhoods.

Mr. Jillson pointed out that the 2232 application would expire the next day, July 16, 2004, and said that if a decision was not made tonight, the application would need to be extended. Mr. Stearns expressed no objection to the extension of the deadline.

There were no further comments or questions from the Commission and staff had no further closing remarks; therefore Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim except is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE-2004-MV-001 AND 2232-V04-2 TO A DATE CERTAIN OF JULY 21, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

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At the conclusion of this case, Vice Chairman Byers resumed the Chair.

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RZ 2003-DR-058/ FDP 2003-DR-058 - LANDMARK PROPERTY DEVELOPMENT - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.67 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located N. of the terminus of Winterwood Pl. and S. of the terminus of Fantasia Dr. on approx. 11.99 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 10-4 ((1)) 1, 2A and 2B. Also under the Board's consideration will be the applicant's request for an exception under Section 118-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction of storm water management and other facilities within the resource protection area. DRANESVILLE DISTRICT. PUBLIC HEARING.

John Thillmann, applicant, reaffirmed the affidavit dated June 23, 2004. There were no disclosures by Commission members.

William Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Mayland responded to questions from Commissioner Hopkins regarding the encroachment of a stream valley trail and the stormwater management facility into the Resource Protection Area (RPA).

Mr. Mayland and Kirk Holley, Park Planning Branch, Fairfax County Park Authority (FCPA), responded to questions from Commissioner Hopkins regarding concerns expressed in a letter dated July 9, 2004, from the Town of Herndon, about an existing bridge at Young Avenue and the vacation of the Young Avenue easement. (A copy of the letter is in the date file.)

Mr. Mayland and Mr. Thillmann responded to questions from Commissioner Hart regarding the proposed trail system, which Mr. Thillmann said was the only significant issue associated with this application. Mr. Thillmann also responded to a question from Vice Chairman Byers regarding vehicular and pedestrian access to Young Avenue.

Mr. Thillmann noted that due to the recently adopted Chesapeake Bay Preservation Ordinances, the subject property had undergone significant impacts as the last remaining infill parcel of a 100-acre family farm. He pointed out that a planted and restored RPA would serve as an environmental benefit to the greater watershed.

Mr. Thillmann explained that of the three options for stormwater management, no pond, a dry pond, or a wet pond, the Department of Public Works and Environmental Services had concluded that a dry pond would be the best option, even though it would require encroachment into the RPA. He said the proposal to save the pond and turn it into an environmental feature had been received favorably by the community and that the applicant was willing to work with the FCPA about where and how to build the off-site trail.

Vice Chairman Byers called the first listed speaker.

David Siebs, 12630 Fantasia Drive, Herndon, representing an informal group of homeowners in Kingston Chase, stated that although the community was not opposed to the development of the subject property, it was opposed to the northern extension of the Folly Lick Trail. He cited environmental concerns, as well as concerns about safety, crime, and increased traffic. He suggested that the developer and the Town of Herndon work together to enhance the trail access to Monroe Street and Herndon Parkway, which would allow his neighborhood to access the downtown Herndon area and the W&OD Trail in a safe manner.

In response to a question from Commissioner Wilson, Kristen Abrahamson, ZED, DPZ, said the Planning Commission could not deny this application because neighbors were opposed to the construction of a trail on Park Authority property.

Art Coleman, 12866 Lady Fairfax Circle, Herndon, expressed concerns regarding the construction of the trail and the stormwater management dry pond.

Commissioner Hart suggested that Proffer Number 11 concerning the contribution to the School Board be revised to say that if the contribution was not needed at the time of record plat that an item of similar value be substituted as determined by the School Board, not the principal of Herndon High School. Commissioner de la Fe noted that new proffer language about this point had not yet been approved and suggested that Mr. Thillmann consult with Commissioner Hopkins and Dranesville Supervisor Joan DuBois about this matter.

There were no further speakers; therefore, Vice Chairman Byers called upon Mr. Thillmann for rebuttal remarks.

Mr. Thillmann stated that he had no rebuttal remarks because the only issues concerned the off-site trail, which was the responsibility of the Park Authority.

Commissioner de la Fe pointed out that the proffered off-site trail was featured on the County-wide Trails Map and, therefore, the applicant would be providing something the County wanted.

Commissioner Wilson noted that the word “agencies” should be replaced with “agents” in the last sentence of Proffer Number 13.

Mr. Mayland reiterated the fact that the stream valley trail north of the site was controlled by the Park Authority and that the Town of Herndon was very supportive of the trail on the western side of the subject property.

There were no further comments or questions from the Commission and staff had no further closing remarks; therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Hopkins for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Hopkins MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-DR-058, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 9, 2004.

Commissioners Alcorn and Hart seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MAXIMUM 600 FOOT PRIVATE STREET LENGTH REQUIREMENT AND A MODIFICATION OF THE TRAIL REQUIREMENTS TO DELETE THE CONSTRUCTION OF THE STREAM VALLEY SOUTH OF YOUNG AVENUE IN ACCORDANCE WITH THE CDP/FDP.

Commissioners Koch, de la Fe, and Hart seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

Commissioner Hopkins MOVED TO RECOMMEND APPROVAL OF CHESAPEAKE BAY EXCEPTION NUMBER 026338 TO PERMIT ENCROACHMENTS INTO THE RPA AS DEPICTED ON THE CDP/FDP.

Commissioners Wilson and Alcorn seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

Commissioner Hopkins MOVED TO APPROVE FDP 2003-DR-058, SUBJECT TO THE PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS DATED JULY 14, 2004, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-DR-058 AND CHESAPEAKE BAY EXCEPTION NUMBER 026338.

Commissioners Lawrence and Hart seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

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Commissioners Lawrence and Hart seconded the motion which carried unanimously with Commissioners Lusk and Murphy absent from the meeting.

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The meeting was adjourned at 11:43 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Meeting taken by: Linda B. Rodeffer

Minutes by: Kara A. DeArrastia

Approved on:

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission